

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

CODE ENFORCEMENT FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Code Violation Appeal Fee		409
Single Family Residential up to two units	35.00	
Multi-Residential with three or more units	55.00	
Commercial Apartment Complexes and Commercial Business	75.00	
Code Citation Penalties		409
1 st citation for non-compliance of code violations up to or maximum	200.00	
2 nd citation for non-compliance of code violations up to or maximum	500.00	
3 rd citation for non-compliance of code violations up to or maximum	800.00	
Collection Agency Recovery Fee	25%	409
Late Payment Charge		409
\$1.00 minimum	1.5%	
Lien Release Fee		
Per lien release - County Filing Fee	60.00	500
Hotel/Motel Inspection Fee		464
Hour, 1-hour minimum	100.00	
Family day care annual inspection	100.00	464
Hour, 1 hour minimum		
Housing Code		464
Inspection/lender requested		
Hour, 1 hour minimum	100.00	
Housing code enforcement		464
Hour, 1 hour minimum	100.00	
Family day care licensing inspection		
Hour, 1 hour minimum	100.00	
Code compliance inspection	216.00	409
Hourly 1 hour minimum	100.00	464

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

CODE ENFORCEMENT FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Mobilehome Rent Review		
Commission Appeal Hearing	200.00	
Plus fee per space	+16.00	
Notice and Order		464
1-2 units, plus 100.00 per each unit over two units	447.00	
Public Nuisance Enforcement		464
Hour, 1-hour minimum	100.00	
Registration of Vacant Foreclosed Properties (MC 10-620)		500
Administrative Citation		
1st Violation *	1,000.00	
2nd Violation within a rolling 12 month period *	10,000.00	
3rd Violation within a rolling 12 month period *	50,000.00	
* Plus any abatement, actual, administrative and enforcement costs and administrative expenses incurred		
Shopping Cart Containment Plan Review Fee		445
Annual Business Plan Review	50.00	
Sign Storage Fee		415
0 to 4 square feet / per sign	5.00	
4 to 16 square feet / per sign	20.00	
Over 16 square feet / per sign	50.00	
Solid Waste Recyclers Certification Process	1,000.00	
Tire Disposal Service		
(Tires with wheels will be charged triple the amount)		
Automobile/light pickup truck tires	1.00	
Large truck tires	5.00	
Tractor tires	8.00	
Vacant Building Plan - Review Fee		
Hour, 1-hour minimum	100.00	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

GENERAL DEVELOPMENT FEES

Fee Description & Unit/Time

Current

Amnd

Weed Abatement Enforcement Penalty

Actual cost plus enforcement penalty per abatement (penalty to be determined by department director within specified range) 100% + 500.00 with maximum of 1,500.00

Zoning Code Enforcement

Hour, 1-hour minimum 100.00

464

Noticing Subscription Fee (per Council District)

Per year 36.00

Planning Commission Material

Agenda per month 6.15

Agenda kit per month 14.25

Minutes per month 6.15

Re-recording on applicant's machine
Hour or portion 14.25

Planning Reports and Publications

Annual Statistical Abstract 22.50

General Plan 25.50

Update of Community Plan 25.50

Other Community Plan 9.20

Plan Texts (photocopy) *

0 to 100 pages 10.00

101 to 200 pages 20.00

201 to 300 pages 30.00

301 to 400 pages 40.00

401 to 500 pages 50.00

501 to 600 pages 60.00

Specific Plan 9.20

Special and other publications To be established
by Director

**CITY OF FRESNO
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PLANNING & DEVELOPMENT FEES

GENERAL DEVELOPMENT FEES

Fee Description & Unit/Time

Current

Amnd

Public Records (excluding subpoenaed records)

Plan Maps (GIS) *

55" x 30"/each	30.00
42" x 36"/each	25.00
36" x 36"/each	20.00
21" x 18"/each	10.00
11" x 17"/each	7.00
8.5" x 11"/each	5.00

Large Format Photocopy Prints:

24" width roll stock/*	0.45
30" width roll stock/*	0.50
36" width roll stock/*	0.60
42" width roll stock/*	0.65
8 ½ x 11 cut stock / per print	3.50
8 ½ x 14 cut stock / per print	3.50
11 x 17 cut stock / per print	4.50
17 x 22 cut stock / per print	6.00
18 x 26 cut stock / per print	6.00

Microfiche Copies (8 1/2x11 only) per copy

2.00

505

* Per ft/print plus \$6.00 set-up charge for each roll width; unit length shall be rounded up to the next whole ft.
(Cost for print patches shall be based on the size of the tracing; cost for print sizes not listed above shall be determined by the Director.)

Prints sent out to private vendors

Cost + handling charge

100% + 19.50

* Fees established by Development Director – 11/2/99

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT - BUILDING FEES

NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS, RESIDENTIAL ADDITIONS

- Fees are available for encouragement "Inner City", "Inner City-Highway City", "Inner City-Pinedale" and "Inner City-Herndon Townsite" (indicated by "IC", "IC-H", "IC-P" and "IC-HT" designations. Please refer to page 8-4 for definition of "IC", "IC-H", "IC-P" and "IC-HT" designations (330th, 11/29/96).
- At the discretion of the Development Director/Designee, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of processing. Special conditions may result in additional requirements. Also Consult the Land Use, Zoning and Land Division Section
- All Mechanical, Plumbing, Electrical and Energy Plan Check Items associated with the New Construction projects are included in the base Plan Check and Inspection Fees of the Project
- For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a \$107.00 blended hourly rate applies.

The chart below provides Construction Types to be used in conjunction with the New Construction Fee Schedules/tables

Construction Type	
Type I A	Non-combustible construction. Three-hour fire resistive exterior wall complies with Section 603 of the California Building Code.
Type I B	Non-combustible construction. Two-hour fire resistive exterior walls complies with Section 603 of the Uniform Building Code.
Type II A	Non-combustible construction. Structural members and partitions must be protected by one-hour fire resistive construction.
Type II B	Non-combustible construction. No fire resistive quality requirement.
Type III A	Combustible construction. Exterior walls protected with two-hour fire resistive construction. Masonry or concrete wall construction.
Type III B	Combustible construction. No fire resistive quality required except exterior walls.
Type IV	Combustible. Heavy-timber construction. Exterior walls have fire resistive quality of 4 hours.
Type V A	Combustible construction. Wood frame with exterior walls protected with one-hour fire resistive construction
Type V B	Combustible construction. No fire resistive quality requirement.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

Plan Check & Inspection/Permit Fees for NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS & RESIDENTIAL ADDITIONS

[See attached "Plan Check and Inspection Variable Fee Schedules \(Tables\) for New Construction"](#)

OTHER FEES related to NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS & RESIDENTIAL ADDITIONS are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Addendum to Approved Building Construction Plans		
Minimum		
Hour, 1-hour minimum	hrly rate*	
Appeals		505
Applications for Building Commission, Joint Advisory and Appeals Board		
Manager Hour, 1-hour minimum	hrly rate*	
Bluff Preservation Soils Report Review		505
Per Initial tract review and/or Per Individual Lots (per report)	hrly rate*	
Hour, 1-hour minimum	hrly rate*	
Building Plan Check (other than base fees)		505
Express plan check / Each	214.00	
Offsite improvements plan check (Coordinate with Planning Division)		
Single-family / per plan	140.00	
Other uses / per plan	310.00	
Interior only tenant improvements with shell and accessory structures to existing single-family and other uses/per plan	47.50	
Site / amendment	57.00	
Single-family revised site plan		
Hour, 1-hour minimum	hrly rate*	
Consulting/Inspection Services--Special		505
Services requested by applicant shall be over and above regular fees		
During regular business hours.		
Hour, 1-hour minimum	hrly rate*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	1.5 x hrly rate*	
Inspection or consulting service not otherwise listed		
Hour, 1-hour minimum	hrly rate*	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

OTHER FEES related to NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS & RESIDENTIAL ADDITIONS are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
California Building Standards Commision Permit Surcharge		480
Per Permit Valuation		
1 - 25,000	1.00	
25,001 - 50,000	2.00	
50,001 - 75,000	3.00	
75,001 - 100,000	4.00	
Every 25,000 or fraction thereof above 100,001	Add 1.00	
County Facilities Impact Fee	Based on County Ordinance and paid to County	
General Plan and Related Document Update and Maintenance		505
Surcharge on all Building Permits	37.5%	
Grading Permit (fees are charged on a per permit basis)**		505
Single and Multifamily Individual lots	Included in Building Permit fee	
Subdivision land and Commercial lots	Separate fee per Miscellaneous fee section	
Grading Plan Check Review (fees are charged on a per plan basis, unless otherwise noted)		505
Single and Multifamily lots	Included in Building Plan Check fee	
Subdivision land and Commercial lots	Separate fee per Miscellaneous fee section	
Fire Fees (for Fire Protection Systems and related Permits/ Inspections/Reports)	See Fire Dept Fees	505
Fire Fees (for Building related Plan Check and Permit/ Inspection Fees)	See Planning and Development Section of Fire Department Fees	505
Foundation Permit (Multifamily and Commercial only)		505
Standard fee	25% of permit fee	
Minimum	80.30	
Handicapped Plan Check (Multifamily/Commercial only)	Incl'd in Building Plan Check fee	505
Irrigation Time Clock/Valves		505
Per System	Separate fee per MP&E fee section	
Noise Plan Check		505
Each	90.00	
Per unit	+2.90	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

OTHER FEES related to NEW CONSTRUCTION, COMMERCIAL TENANT IMPROVEMENTS & RESIDENTIAL ADDITIONS are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Occupancy		505
Certificate of Occupancy / each (Multifamily/Commercial only)	53.50	
Change of occupancy / per application**	Separate fee per Misc fee section	
Temporary Occupancy		
Cash deposit to guaranty completion	Deposit determined by Director/Designee	
Inspection and processing / per application	107.00	
Penalty		505
A surcharge will be added for complex/incomplete plans	hrly rate*	
Incorrect address/location given by applicant / per trip)	53.50	
Premature inspection all (work not ready) / per trip	53.50	
Reinspection other than entitled calls / per trip	80.30	
Working without required permit / per permit fee	4 times (max.)	
Renewals - Permits and Plan Checks		505
Building permit renewal of expired permit		
Standard fee	25%	
Minimum	27.00	
Plan check renewal of expired plan check		
Standard fee	25%	
Minimum	27.00	
Scanning Plans		505
8 1/2"x11" / per sheet	0.90	
Greater than 8 1/2"x11"/ per sheet	1.80	
Seismic Fee (Strong--Motion Instrumentation and Seismic Hazard Mapping Fee)	Seismic motion fees are established by the Dept. of Conservation, State of California, and are subject to periodic change	505
Solar System	Separate fee per Misc fee section	505
Technology - Entitlement Processing System Update		505
Surcharge on all Building Permits	20.00	
Utilities, Construction		505
Temporary use for construction purposes / per inspection	Separate fee per MP&E Fee Section	
Workers' Compensation Insurance Verification		505
Per transaction	10.70	

* The blended rate for the Bldg Division (includes fringe & overhead) is \$107.00 per hr or is the actual hrly of a consultant, if utilized; plus actual extraordinary expenses in either case.

** Permit fees will be reduced by 50 % for the inner-city areas and limited to inner-city residential use properties only for Inner City-Highway City, Inner City-Pinedale, and Inner City-Herndon Townsite areas.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT - BUILDING FEES

MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS

- Fees are available for encouragement "Inner City", "Inner City-Highway City", "Inner City-Pinedale" and "Inner City-Herndon Townsite" (indicated by "IC", "IC-H", "IC-P" and "IC-HT" designations. Please refer to page 8-4 for definition of "IC", "IC-H", "IC-P" and "IC-HT" designations (330th, 11/29/96).
- At the discretion of the Development Director/Designee, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of processing.
- All Mechanical, Plumbing, Electrical and Energy Plan Check Items associated with these Construction projects are included in the base Plan Check and Inspection Fees of the Project
- For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a \$107.00 blended hourly rate applies.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS

REMODELS & MINOR ALTERATIONS are listed in the following table.

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

<u>Fee Description & Unit/Time</u>	<u>Plan Check Fee \$</u>	<u>Inspection Fee \$</u>	<u>Amnd</u>
			505
Cellular/Mobile Phone, w/o Equipment Shelter	508.85	517.41	
Cellular Tower with Equipment Shelter	696.33	717.24	
Change of Occupancy Inspection	26.78	654.12	
Commercial Coach (per unit)	26.78	335.78	
Deck / Patio (non-engineered)	133.91	190.78	
Deck / Patio (engineered)	473.18	190.78	
Demolition - Residential	26.78	136.27	
Demolition - MultiFamily/Commercial	26.78	163.53	
Fence or Wall (wood, chain link, wrought iron)			
>6 feet in height, 1st 100 lf	133.91	136.17	
Each additional 100 lf	0.00	127.12	
Fence or Freestanding Wall (masonry / garden)			
City Standard, 1st 100 l.f.	80.35	245.19	
Each additional 100 lf	0.00	181.63	
Engineered Wall, 1st 100 lf	133.91	190.78	
Each additional 100 lf	0.00	72.61	
Flag pole (greater than 6 feet in height)	133.91	72.72	
Grading (Cut and Fill) - Plan Check + As-Grade			
0-100 Cubic Yards (Cut or Fill - whichever is greater)	464.29	N/A	
101-1,000 CY	571.42	N/A	
1,001-10,000 CY	678.54	N/A	
10,001 CY and over	839.24	N/A	
Residential Remodel			
first 500 s.f.	124.80	363.04	
each additional 500 s.f.	0.00	154.59	
Partition - Commercial, Interior (first 30 l.f.)	133.91	99.97	
each add'l. 30 l.f.	0.00	72.72	
Residential Photovoltaic System (first 10 panels)	80.35	114.47	
(ea. Add'l. 10 panels)	0.00	87.22	
Stucco / Siding Applications - each	26.78	158.08	
Relocated Building (within City limits)	26.78	344.50	
Retaining Wall (concrete or masonry)			
First 50 lf	133.91	136.27	
Each additional 50 lf	0.00	18.21	
Re-roofing			
Composition - no tear off	26.78	45.35	
Other roofs (first 10 squares)	26.78	72.61	
Each additional 10 squares	0.00	18.21	
Roof Structure Replace / Repair			

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS

REMODELS & MINOR ALTERATIONS are listed in the following table.

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

<u>Fee Description & Unit/Time continued</u>	<u>Plan Check Fee \$</u>	<u>Inspection Fee \$</u>	<u>Amnd</u>
			505
<2,000 sf	473.18	199.51	
>2,001 sf	473.18	399.78	
Signs			
with electric	35.67	99.97	
without electric	35.67	63.67	
Storage Racks			
<8 ft, first 100 lf	26.78	72.72	
each add'l. 100 lf	26.78	54.51	
8 - 12 ft, first 100 lf	26.78	154.48	
8 - 12 ft, ea add'l. 100 lf	26.78	81.76	
>12 ft, first 100 lf	26.78	181.74	
>12 ft, ea. Add'l 100 lf	26.78	54.51	
Swimming Pool / Spa - Residential	26.78	286.72	
Residential Temporary Utility or Occupancy	26.78	92.67	
Commercial Temporary Utility or Occupancy	26.78	345.27	
Swimming Pool - Standard Plan - Residential	80.35	N/A	
Swimming Pool - Standard Plan - Commercial	80.35	N/A	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

MISCELLANEOUS ITEMS, including RESIDENTIAL REMODELS & MINOR ALTERATIONS

REMODELS & MINOR ALTERATIONS are listed in the following table.

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

OTHER FEES related to MISCELLANEOUS ITEMS are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Addendum to Approved Building Construction Plans		505
Minimum		
Hour, 1-hour minimum	hrly rate*	
Appeals		505
Applications for Building Commission, Joint Advisory and Appeals Board		
Manager Hour, 1-hour minimum	hrly rate*	
Bluff Preservation Soils Report Review		505
Per Initial tract review and/or Per Individual Lots (per report)	hrly rate*	
Hour, 1-hour minimum	hrly rate*	
Building Plan Check (other than base fees)		
Express plan check / Each (Commercial only)	214.00	
California Building Standards Commission Permit Surcharge		480
Per Permit Valuation		
1 - 25,000	1.00	
25,001 - 50,000	2.00	
50,001 - 75,000	3.00	
75,001 - 100,000	4.00	
Every 25,000 or fraction thereof above 100,001	Add 1.00	
Consulting/Inspection Services--Special		505
Services requested by applicant shall be over and above regular fees		
During regular business hours.		
Hour, 1-hour minimum	hrly rate*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	1.5 x hrly rate*	
Inspection or consulting service not otherwise listed		
Hour, 1-hour minimum	hrly rate*	
County Facilities Impact Fee	paid to County per County Ordinance	505
Fire Fees (for Fire Protection Systems and related Permits/ Inspections/Reports)	See Fire Dept Fees	505
Fire Fees (for Building related Plan Check and Permit/Inspection Fees)	See Planning and Development Section of Fire Department Fees	505
Grading Plan Check and Permit**	per Miscellaneous fee table	505

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

OTHER FEES related to MISCELLANEOUS ITEMS are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
General Plan and Related Document Update and Maintenance		505
Surcharge on all Building Permits	37.5%	
Irrigation Time Clock/Valves		505
Per System	Separate fee per MP&E fee section	
Noise Plan Check		505
Each	90.00	
Per unit	+2.90	
Occupancy		505
Certificate of Occupancy / each (Multifamily/Commercial only)	53.50	
Change of occupancy / per application**	per Miscellaneous fee table	
Change of occupancy (Fire) / per application	See Fire Dept Fees	
Temporary Occupancy		
Cash deposit to guaranty completion	Deposit determined by Director/Designee	
Inspection and processing / per application	107.00	
Paving Replacement Permit	107.00	505
Penalty		505
A surcharge will be added for complex/incomplete plans	hrly rate*	
Incorrect address/location given by applicant / per trip)	53.50	
Premature inspection all (work not ready) / per trip	53.50	
Reinspection other than entitled calls / per trip	80.30	
Working without required permit / per permit fee	4 times (max.)	
Relocation/Moving of Building**		505
Application and Preinspection for moving building	Per Miscellaneous fee table	
Bond handling fee / per bond	107.00	
Bond Requirements		
Performance bond-owner	Determined by Director/Designee	
Building permit (subsequent to relocation)		
Hour, 1-hour minimum	hrly rate*	
Notice of Intent to Relocate		
Gas shut-off	Set by P.G. & E.	
Notice of Intent to Relocate		
Water shut-off	ok - Coordinate through Planning Division	
Plumbing permit, sewer cap or septic tank	Per MP&E table	

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT - BUILDING FEES

OTHER FEES related to MISCELLANEOUS ITEMS are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Relocation/Moving of Building** - continued		505
Street use/housemoving	54.00	
No-fee written approval any or all	Coordinate approvals	
City General Services Department	through Planning	
City Fire Department	Division	
City Parks and Recreation	"	
City Police Department	"	
City Traffic Engineer	"	
County Engineering Department	"	
Pacific Telephone	"	
Renewals - Permits and Plan Checks		505
Building permit renewal of expired permit		
Standard fee	25%	
Minimum	27.00	
Plan check renewal of expired plan check		
Standard fee	25%	
Minimum	27.00	
Scanning Plans		505
8 ½"x11" / per sheet	0.90	
Greater than 8 1/2"x11"/ per sheet	1.80	
Seismic Fee (Strong--Motion Instrumentation and Seismic Hazard Mapping Fee)	Seismic motion fees are established by the Dept. of Conservation, State of California, and are subject to periodic change	505
Signs (other than those listed in fee table)		505
Banner permit / per permit	42.00	
Zoning review	See Sign section under Covenants and Special Agreements	
Technology - Entitlement Processing System Update		505
Surcharge on all Building Permits	20.00	
Workers' Compensation Insurance Verification		505
Per transaction	10.70	

* The blended rate for the Building Division (includes fringe and overhead) is \$107.00 per hour or is the actual hourly of a consultant, if utilized; plus actual extraordinary expenses in either case.

** Permit fees will be reduced by 50 percent for the inner-city areas and limited to inner-city residential use properties only for Inner City-Highway City, Inner City-Pinedale, and Inner City-Herndon Townsite areas. Fees for relocation within or to an Inner City area will be reduced by 50 percent

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT - BUILDING FEES

MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS

- At the discretion of the Development Director/Designee, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of processing.
- For all building services not listed in the building sections or for services determined by the City Building Official to be beyond the regular effort established in this fee schedule, a \$107.00 blended hourly rate applies.

Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL Stand Alone Projects are listed in the following table

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

<u>Fee Description & Unit/Time</u>	<u>Plan Check</u> <u>Fee \$</u>	<u>Plan Check</u> <u>Fee \$</u>	<u>Amnd</u>
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Note: An Administrative Permit Issuance fee will be charged on all projects in the below table. Any Plan Check Services required on the below projects will be billed at the

ADMINISTRATIVE (BASE) FEES		
Permit Issuance - All projects	\$ 21.43	
SIMPLE M,P,E SINGLE OR COMBINATION PERMITS	\$ -	\$ 81.76
Note: Includes any item or combination of items on the lists below for Mechanical, Plumbing, and Electrical		
Simple Mechanical Items:		
Addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system.	\$ -	\$ 81.76
Air-handling unit, including attached ducts.	\$ -	\$ 81.76
Air-handling unit over 10,000 CFM	\$ -	\$ 81.76
Evaporative cooler	\$ -	\$ 81.76
Ventilation fan connected to a single duct	\$ -	\$ 81.76
Ventilation system (not a portion of heating or a/c system)	\$ -	\$ 81.76
Hood and duct system.	\$ -	\$ 81.76
Other Misc. appliances or equipment.	\$ -	\$ 81.76
Simple Plumbing Items:		
Plumbing fixtures	\$ -	\$ 81.76
Building sewer	\$ -	\$ 81.76
Rainwater systems (per drain)	\$ -	\$ 81.76
Water Heater	\$ -	\$ 81.76
Industrial waste pretreatment interceptor	\$ -	\$ 81.76
Water piping and/or water treating equipment (each)	\$ -	\$ 81.76
Repair or alteration of drainage or vent piping, each fixture	\$ -	\$ 81.76
Each lawn sprinkler system on any one meter - [deleted]	\$ -	\$ 81.76
Backflow devices each unit	\$ -	\$ 81.76
Atmospheric-type vacuum breakers	\$ -	\$ 81.76

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**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS

Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL
Stand Alone Projects are listed in the following table

**Note: Also see Planning and Development Section of Fire Department Fees for Fire
Related Plan Check and Permit/Inspection Fees**

<u>Fee Description & Unit/Time</u>	<u>Plan Check Fee \$</u>	<u>Plan Check Fee \$</u>	<u>Amnd</u>
Simple Electrical Items - Systems:	\$ -	\$ 81.76	505
Residential swimming Pools	\$ -	\$ 81.76	
Temporary Power Service	\$ -	\$ 81.76	
Temporary power pole.	\$ -	\$ 81.76	
Sub poles (each).	\$ -	\$ 81.76	
Simple Electricial Items - Units:	\$ -	\$ 81.76	
Receptacle, Switch, and Lighting Outlets (per project)	\$ -	\$ 81.76	
Lighting Fixtures (per project)	\$ -	\$ 81.76	
Pole or platform-mounted lighting fixtures (each)	\$ -	\$ 81.76	
Theatrical-type lighting fixtures or assemblies (each)	\$ -	\$ 81.76	
Residential Appliances (each)	\$ -	\$ 81.76	
Residential appliances and self-contained, nonresidential appliances, (each)	\$ -	\$ 81.76	
Appliances not exceeding one horsepower (HP), kilowatt (KW), or kilovolt-ampere (KVA), in rating,(each)	\$ -	\$ 81.76	
Busways	\$ -	\$ 81.76	
Trolley and plug-in-type busways - each 100 feet or fraction thereof	\$ -	\$ 81.76	
(An additional fee will be required for lighting fixtures, motors, and other appliances that are connected to trolley and plug-in-type busways. No fee is required for portable tools.)	\$ -	\$ 81.76	
Signs, Outline Lighting, and Marquees	\$ -	\$ 81.76	
Signs, Outline Lighting, or Marquees supplied from one branch circuit (each)	\$ -	\$ 81.76	
Additional branch circuits within the same sign, outline lighting system, or marquee (each)	\$ -	\$ 81.76	
Services of 600 volts or less and not over 400 amperes in rating (each)	\$ -	\$ 81.76	
Miscellaneous Apparatus, Conduits, and Conductors	\$ -	\$ 81.76	
Electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set forth	\$ -	\$ 81.76	
Residential Photovoltaic Systems - each	\$ -	\$ 81.76	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

MECHANICAL PLUMBING AND ELECTRICAL - STAND ALONE PROJECTS

Plan Check & Inspection/Permit Fees for MECHANICAL, PLUMBING AND ELECTRICAL

Stand Alone Projects are listed in the following table

Note: Also see Planning and Development Section of Fire Department Fees for Fire Related Plan Check and Permit/Inspection Fees

<u>Fee Description & Unit/Time</u>	<u>Plan Check Fee \$</u>	<u>Plan Check Fee \$</u>	<u>Amnd</u>
COMPLEX MECHANICAL STAND-ALONE PERMITS			
Items on this schedule are issued on a per item basis			
FAU less than 100,000 Btu/h	\$ -	\$ 127.23	
FAU greater than 100,000 Btu/h	\$ -	\$ 127.23	
Floor furnace (including vent)	\$ -	\$ 127.23	
Suspended, wall, or floor-mounted heaters	\$ -	\$ 127.23	
Appliance vents not included in an appliance permit	\$ -	\$ 127.23	
Boiler or compressor, up to 3HP / Absorption system up to 100,000 Btu/h.	\$ -	\$ 263.50	
Boiler or compressor, from 3HP to 15 HP / Absorption system from 100,000 Btu/h to 500,000 Btu/h.	\$ -	\$ 417.55	
COMPLEX ELECTRICAL STAND-ALONE PERMITS			
Items on this schedule are issued on a per item basis			
Nonresidential Appliances			
Power Apparatus			
Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus (all sizes)			
Rating in horsepower (HP), kilowatts (KW), or kilovolt-amperes (KVA), or kilovolt-amperes-reactive (KVAR):			
Up to and including 1 (each) -	\$ -	\$ 203.54	
Over 1 and not over 10 (each) -	\$ -	\$ 278.00	
Over 10 and not over 50 (each) -	\$ -	\$ 463.33	
Over 50 and not over 100 (each) -	\$ -	\$ 690.10	
Over 100 (each) -	\$ -	\$ 853.63	
Note: These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.			
Services of 600 volts or less and over 400 amperes to 1000 amperes in rating (each)	\$ -	\$ 690.10	
Services over 600 volts or over 1000 amperes in rating (each)	\$ -	\$ 908.14	
Stand Alone M, P, OR E Plan Check (hourly rate)	\$ 107.00		
OTHER M, P, OR E INSPECTIONS (hourly rate)		\$ 107.00	

505

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

OTHER FEES related to MECHANICAL, PLUMBING and ELECTRICAL Stand Alone projects are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Addendum to Approved Building Construction Plans		505
Minimum		
Hour, 1-hour minimum	hrly rate*	
Appeals		505
Applications for Building Comission, Joint Advisory and Appeals Board		
Hour, 1-hour minimum	hrly rate*	
Fire Fees (for Fire Protection Systems and related Permits/Inspections/Reports)	See Fire Dept Fees	505
Fire Fees (for Building related Plan Check and Permit/Inspection Fees)	See Planning and Development Section of Fire Department Fees	505
Consulting/Inspection Services--Special		505
Services requested by applicant shall be over and above regular fees		
During regular business hours.		
Hour, 1-hour minimum	hrly rate*	
Other than regular business hours (except Sundays and holidays)		
Hour, 1-hour minimum	1.5 x hrly rate*	
Inspection or consulting service not otherwise listed		
Hour, 1-hour minimum	hrly rate*	
General Plan and Related Document Update and Maintenance		505
Surcharge on all Building Permits	37.5%	
Penalty		505
A surcharge will be added for complex/incomplete plans	hrly rate*	
Incorrect address/location given by applicant / per trip)	53.50	
Premature inspection all (work not ready) / per trip	53.50	
Reinspection other than entitled calls / per trip	80.30	
Working without required permit / per permit fee	4 times (max.)	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT - BUILDING FEES

OTHER FEES related to MECHANICAL, PLUMBING and ELECTRICAL Stand Alone projects are as follows:

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Renewals - Permits and Plan Checks		505
Building permit renewal of expired permit		
Standard fee	25%	
Minimum	27.00	
Plan check renewal of expired plan check		
Standard fee	25%	
Minimum	27.00	
Scanning Plans		505
8 ½"x11" / per sheet	0.90	
Greater than 8 1/2"x11"/ per sheet	1.80	
Technology - Entitlement Processing System Update		505
Surcharge on all Building Permits	20.00	
Workers' Compensation Insurance Verification		505
Per transaction	10.70	

* The blended rate for the Building Division (includes fringe and overhead) is \$107.00 per hour or is the actual hourly of a consultant, if utilized; plus actual extraordinary expenses in either case.

CITY OF FRESNO

MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

- The Planning and Development Director may authorize absorption of certain fees noted with an "SS" pursuant to the 311th Amendment to the Master Fee Schedule (Resolution No. 94-268, 11/94) and Council Resolution 95-315 (11/28/95) to encourage small subdivisions on infill parcels.
- Unless otherwise determined by the Planning and Development Director, fees shall be required for the filing of any application under the zoning ordinance by a governmental agency or a public entity including a city, county, school district, or other special district.
- Fee reductions are available for encouragement of "inner city" projects in the area described below (indicated by "IC", "IC-H", "IC-P" and "IC-HT" in "Acct" column) (314th and 330th Amendment, 12/06/94 and 11/29/96, respectively). Exception: Inner City fee reductions shall not apply to any Alcoholic Beverage Conditional Use Permit (ABCUP) or to applications where uses would contain 3 or more pool tables and or billiard tables (327th Amendment, Resolution No. 96-100, 05/07/96).
- A single review fee for traffic and fire will be charged for multiple concurrent applications.
- All application fees do not include environmental assessments (except Plan Amendments).

Inner City Areas

- IC INNER CITY shall mean the 21 square mile area within the following described boundary: beginning at the intersection of the centerlines of East Shields Avenue and North Chestnut Avenue; thence south along the centerline of Chestnut Avenue to the intersection with the centerline of East California Avenue; thence west along the centerline of California Avenue and projections of said California Avenue to the intersection with the centerline of South West Avenue; thence north along the centerline of West Avenue and projections of said West Avenue to the intersection with the centerline of State Highway 99; thence northwesterly along the centerline of State Highway 99 to the intersection with the centerline of West Shields Avenue; thence east along the centerline of Shields Avenue to the point of beginning. All parcels lying outside the INNER CITY boundary with a legal address on the boundary streets are considered to be within the INNER CITY boundary.
- IC-H INNER CITY-HIGHWAY CITY shall mean the 640 acre area circumscribed by a boundary described as beginning at the intersection of North Hayes Avenue and West Shaw Avenue; thence south along the center line of North Hayes Avenue to the intersection of North Hayes Avenue and West Gettysburg Avenue; thence east along the center line of the extension of the West Gettysburg Avenue alignment to the intersection of that alignment to the center line of Golden State Boulevard; thence northwesterly along the center line of Golden State Boulevard to the intersection of Golden State Boulevard and the center line of the Herndon Canal; thence southwesterly along the center line and the projection of the Herndon Canal to the intersection of said projection and the center line of West Shaw Avenue; thence west to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the boundary. Fee reductions apply to residential uses only.

CITY OF FRESNO

MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

IC-P INNER CITY-PINEDALE shall mean the 698 more or less acre area circumscribed by a boundary beginning at the intersection of North Fresno Street and East Alluvial Avenue; thence west along the westerly projection of the center line of East Alluvial Avenue and West Alluvial Avenue to the intersection of West Alluvial Avenue and North Ingram Avenue; thence north along the center line of North Ingram Avenue to the intersection of North Ingram Avenue and West Nees Avenue; thence west along the center line West Nees Avenue to the intersection of the extension of West Nees Avenue and the San Joaquin Canal; thence southwesterly along the center line of said canal to the intersection of the San Joaquin Canal and the northerly prolongation of the center line of North Harrison Avenue; thence south along the prolongation of the center line of North Harrison Avenue to the intersection of North Harrison Avenue and the easterly projection of the north line of lot 42 of San Joaquin Heights; thence westerly along said projection of the north line of lot 42 and along the north line of lots 42 to 33, inclusive, and the westerly lot line of lot 33 of San Joaquin Heights to the intersection of the center line of North Thorne Avenue and the westerly projection of lot 33 of San Joaquin Heights; thence south along the centerline of North Thorne Avenue to the intersection of North Thorne Avenue and West Herndon Expressway; thence east along the center line of West Herndon Expressway and East Herndon Expressway to the intersection of East Herndon Expressway and North Fresno Street; thence north along the center line of North Fresno Street to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the area. Fee reductions apply to residential uses only.

C-HT INNER CITY-HERNDON TOWNSITE shall mean the 27 acre area circumscribed by a boundary described as beginning at the intersection of the centerline of West Elgin Avenue and the north rights of way line the Southern Pacific Railroad; thence northwesterly along said north rights of way line of the Southern Pacific Railroad to the intersection with the north boundary of the Town of Herndon (Miscellaneous Maps, Book 1, Page 27, Fresno County Records); thence easterly along said north boundary of the Town of Herndon, the north boundary of Herndon Park (Plat Book 12, Page 87, Fresno County Records) and the projection of said north boundary of Herndon Park to the intersection with the centerline of West Elgin Avenue; thence southwesterly along said centerline of West Elgin Avenue to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the area. Fee reductions apply to residential uses only.

- At the discretion of the Development Director, fee rates may be adjusted when special circumstances are found to exist to reflect the actual cost of processing (326 Amendment, 05/07/96).

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

Fee Description & Unit/Time

Current

Amnd

Address Change

Minor / per request

50.00

Major / per request

100.00

Annexation Application Fee

409

LAFCO fees must be paid by applicant

3,300.00

Bond/Performance and Surety

Processing, handling, and release / per request

115.00

Surety bond, house mover

Minimum bond

2,000.00

City Attorney Development-Related Special Services

City Attorney Special Services—Extraordinary, nonsecurity method, covenant, zoning and other land use inquiry, and miscellaneous legal services not covered by other fees—on request of applicant or owner subject to availability of staff

During regular business hours

Hour, 1-hour minimum*

2 x billable or hrly rate*

Other than regular business hours (except Sundays and Holidays)

Hour, 1-hour minimum*

2.5 x billable or hrly rate*

* Billable rate or hourly rate includes fringe of each employee, plus actual expenses.

Conditional Use Permit (CUP)

409

All CUP Fees will be reduced by 50 percent for the inner-City areas/except for ABCUPs and uses with pool or billiard tables.

Application:

Under 1 net acre / per application

4,190.00

1 to 5 net acres / per application

6,230.00

Over 5 net acres

6,230.00

each acre over 5 acres

+74.00

Maximum

7,880.00

Mid-rise/high-rise buildings:

Up to 5 net acres / per application

12,610.00

Over 5 net acres

12,610.00

each acre over 5 acres

+170.00

Maximum

15,760.00

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

Fee Description & Unit/Time

Current

Amnd

Fire Department Plan Review
Application

247.00

Police Department Review/per application (exclude senior
citizen functions)

210.00

409

Traffic Engineering Division
Application

91.00

Amendment to approved CUP

409

Minor / per application

2,840.00

Major / per application

4,100.00

Revised exhibit (major) / per request

840.00

Revised exhibit (minor) / per request

160.00+

Plus hourly consulting fee as required (2 hour allowance)

Special use CUP (fees based on per application)

Accessory living quarters for family members, R-1 zone

2,630.00

Reapplication fee for subsequent owners

420.00

Asterisked use

2,630.00

Fences on a single-family reversed corner lot

370.00

Large-family day-care home (FMC 12-306-N-42)

370.00

Secondhand store, C-5

3,680.00

Adult day-care/residential support facility

2,630.00

Thrift shop

2,630.00

Billboard/off-site subdivision signs

1,580.00

Refund for special use CUP (if no appeal is filed) - fees based on
per application

Accessory living quarters

660.00

Fences on a single-family reversed corner lot

175.00

Secondhand store, C-5

660.00

Adult day-care/residential support facility

730.00

Thrift shop

665.00

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

COVENANTS AND SPECIAL AGREEMENTS

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
City Street Trees		456
Inspection when planted by private party / per tree	30.00	
Covenants		
Preparation and recording		
Minor / per covenant	250.00	
Standard / per covenant	520.00	
Major / per covenant	940.00	
Revision of Covenants		
Minor/Standard / per covenant	110.00	
Major / per covenant	360.00	
Release of covenant		
Standard / per covenant	County fee + 370.00	
Major / per covenant	County fee + 640.00	
Minor/Fee covenant / per release	County fee + 74.00	
County recordation fee / per document	Current rate	
Deviation Application		
Minor Deviation / per application	320.00	
Director's Classification		
Per application	790.00	
Director's Review Utility Towers		
Per application	2,100.00	
Draw-Down Account Administrative Fee		
Annual fee per account	105.00	
Encroachment		
Public right-of-way	See Street Work Fees	
Public utility easement / per application	420.00	
Rear yard encroachment	See Site Plan Review Fees	
Environmental Assessment		
NOTE: Development Department Environmental Assessment fees shown with an asterisk (*) will be included in the flat fee for entitlement for inner-City areas.		
Categorical Exemption / per application	520.00*	
Private Projects (0 to 5 acres)	1,210.00*	
City filing fee / application + filing fees	25.50	
County Clerk filing fee / application + filing fees	50.00	464

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

COVENANTS AND SPECIAL AGREEMENTS

Fee Description & Unit/Time

Current

Amnd

Private Projects (5 acres or more)		
City filing fee / application + filing fees	2050.00*	
County Clerk filing fee / application + filing fees	50.00	464
Fire Department Review Private Project / per application	247.00	
Police Department Review/per application (exclude senior citizen functions)	210.00	409
Traffic Engineering Review Private Project / per application	91.00SS	
Tentative Parcel Map (no other entitlements)		
Application + filing fees	210.00	
Tentative Tract Map (no other entitlements)	690.00*SS	
City filing fee / application + filing fees	25.50	
County Clerk filing fee / application + filing fees	50.00	464
Traffic Engineering Review Tentative Parcel and Tract Maps		
Per application	91.00SS	
Fish and Game Filing Fee (for applicable projects) *	2,101.50	510
Payable to: County of Fresno (to be remitted to the State of California)		

Environmental Charges

Non-entitlement public projects (fees based on per Project)		
Exemption	640.00	
County Clerk filing fee	50.00	464
Negative declaration	2,940.00	
County Clerk filing fee	50.00	464
Mitigated negative declaration	5,460.00	
Mitigated negative declaration with special studies (noise, traffic water, etc.)	5,360.00 + staff time and direct costs	

Environmental Impact Report (EIR)

Analysis of EIR for private projects		
Minor		
Request + filing fees	15,760.00	
Major		
Request + filing fees	22,140.00	
City filing fee	25.50	
County Clerk filing fee	50.00	464
Fish and Game Filing fee for EIRs *	2,919.00	510
Payable to: County of Fresno (to be remitted to the State of California)		

* Fee will be effective upon final passage.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

COVENANTS AND SPECIAL AGREEMENTS

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Flood Control		
Appeal / per application	365.00	
Deferment of fees / per application	110.00	
Drainage fees of the Fresno Metropolitan Flood Control District (FMC 13-13)	See Exhibit "C"	439
Formal Application (includes public hearings and development agreement preparation)		
160 acres	80,500.00	
each additional 40 acres or fraction over 160 acres	+3,370.00	
Official Plan Line -- Director's Determination	Time and Materials	
Planning / each 409	(does not include environmental or engineering costs)	
Over-height Structure Approval / per request	190.00	
Plan Modification (Amendments to in-process plans)/ per request	4,200.00	
Plan Amendment		
NOTE: Plan Amendment fees shown with an asterisk (*) will be modified to a flat \$1060 fee for inner-City areas. Amendments to redevelopment projects not included.		
1 acre or less	5,000.00*	
Over 1 to 5 acres	7,500.00*	
Over 5 to 10 acres	10,000.00*	
Over 10 acres	12,500.00*	
Traffic Engineering review / per proposal	163.00	
Planned Community Development Preliminary Application (includes project conference, EIR, and review for acceptability for processing)		
160 acres	97,000.00	
each additional 80 acres or fraction over 160 acres	+3,960.00	
Precise Plans of Design (includes site plan review)		
Less than 1 acre	4,190.00	
1 to 5 acres	6,230.00	
Over 5 acres	6,230.00	
each additional acre over 5 acres	+74.00	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

COVENANTS AND SPECIAL AGREEMENTS

Fee Description & Unit/Time

Current

Amnd

Planning Commission

Special Meeting at request of applicant / per request	1,060.00	
Continuation of scheduled item	See Extension of Time Fee	

Private Irrigation Line Maintenance / per linear foot	5.00	
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Refunds, Handling Charge

Additional handling fee		
City-wide handling fee + dev fee	71.00	
Handling Fee	10.00	

Release Hold on Occupancy

Minor / per request	60.00	
Major / pe request	180.00	

Release of Lien

Recording of release of lien on real property / per release	60.00	500
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Response to Inquiries--Written

All inquiries / per response	160.00*	409
plus consulting fee as required (2 hr allowance)		

Rezoning*

NOTE: Application Fees for all districts will be modified to a flat fee of \$520 for inner-City areas.

Application for single-family residential district (R-1, R-1-C, R-1-B, R-1-A, R-1-AH, R-A, Open Conservation and Exclusive Agricultural Districts) / per application

Modifications to zoning conditions	2,100.00SS	
Under 1 acre	5,990.00SS	
Over 1 acre	7,460.00SS	

Fire Prevention fee per application	134.00SS	
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Application for all other districts		409
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Modifications to zoning conditions		
Under 1 acre	2,100.00	
1 to 5 acres	5,990.00	
Over 5 acres	7,460.00+	
each acre over 5 acres	74.00/acre	
Maximum	10,510.00	

* When applications for a plan amendment and a rezoning are concurrently processed for the same property, the rezoning application fee shall be \$2,000.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

COVENANTS AND SPECIAL AGREEMENTS

Fee Description & Unit/Time

Current

Amnd

Refund (historic site, meeting required, approved by director)
Per application

Application fee
-1,110.00

Non-conformance (when applicant chooses not to file a plan
amendment nor amend the application)

Application fee
-1,110.00

Traffic Engineering review

Rezone, all other districts / per application 110.00

Rezone, single family / per application 110.00SS

Reinitiation by Council (at request of applicant on matter denied
by Planning Commission) / per application

4,880.00

Resubmittal of identical application / per application

4,880.00

Security Wire Permit Per application 140.00

Signs/Zoning Review

Master sign program / per program 370.00

On-site signs / per application 150.00

Master sign program conformance review / per application 35.00

On-premises sign fee / per business 2.10

Permit fee illegally installed signs / per illegal sign 275.00

Site Plan Review (SPR)

NOTE: Site Plan Review Fees shown with an asterisk (*) will be
reduced by 50 percent for inner-City areas.

Application:

Under 1 acre 3,360.00*

1 to 5 acres 4,940.00*

Over 5 acres 4,940.00+

each acre over 5 acres 52.00*/acre

Maximum 7,360.00*

Fire Prevention fee / per application 247.00

Police Site Plan review / per application (exclude senior
citizen functions) 210.00

409

Traffic Engineering review / per application 91.00

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

COVENANTS AND SPECIAL AGREEMENTS

Fee Description & Unit/Time

Current

Amnd

Amendment to approved SPR

NOTE: Fees will be reduced by 50 percent for inner-City areas.

Minor / per application

2,520.00*

Major / per application

3,360.00*

Revised exhibit / per request

640.00*

Minor revised exhibit / per request

160.00*

plus consulting fee as required (2 hr allowance)

Rear yard encroachment

409

Minor / per application

110.00

Major / per application

580.00

Special Agreements

Special Developments

Simple Residential Deferral / per agreement

285.00

Standard / per agreement

640.00

Major / per agreement

1,710.00

Early Construction (Sewer, Water, Streets) / per agreement

450.00

Early Issuance of Building Permit / per agreement

640.00

Revision of Agreement

Standard / per agreement

110.00

Major / per agreement

360.00

Assumption Agreement / per agreement

1,010.00

Substitution of Securities / per agreement

390.00

Special and Consulting Services

Services requested by applicant related to land use, zoning, land division fees, etc. Charges are in addition to the regular application fees, subject to the availability of staff:

During regular business hours

Hour, 1-hour minimum

2 x hrly rate*

Other than regular business hours (except Sundays and holidays)

Hour, 1-hour minimum

2.5 x hrly rate*

Street Name Change

1,580.00

* Hourly rate includes fringe of each employee, plus actual extraordinary expenses.

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

COVENANTS AND SPECIAL AGREEMENTS

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Street Signs, Striping & Markers		393
Street name sign / per set		
Overhead Sign (per installation)	223.00	
Ground Mounted (per installation)	151.00	
Mounted on Street Light Pole (per installation)	142.00	
Stop Signs on U-Channel Post (per installation)	106.00	
Stop Signs on Street Light Pole (per installation)	109.00	
Street striping and pavement markers / per lane mile		
4" White skip or solid	.04 per l.f.	
6" White solid	.12 per l.f.	
8" White solid	.14 per l.f.	
12" White solid	.20 per l.f.	
4" Yellow skip or solid	.06 per l.f.	
6" Yellow solid	.14 per i.f.	
8" Yellow solid	.16 per l.f.	
12" Yellow solid	.22 per l.f.	
New letters and turn arrows (each letter or arrow)	5.50	
Install handi-cap stalls	25.00 ea.	
Raised wheel stops	25.00 ea.	
Removal of any striping or stenciling	.70 per foot	
Labor rate (per hour)	35.34 per hr	
Warning and regulatory signs / per sign	77.00	

NOTE: see also Public Works for fees on Bike Land Striping

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

SUBDIVISION

Fee Description & Unit/Time

Current

Amnd

Lot Line Adjustment -

456

Application

1,900.00

Tentative Parcel Map

NOTE: Parcel Map fees shown with an asterisk (*) will be reduced by 50 percent for Inner-city areas.

Tentative Parcel Map Filing (4 lots or more) / each

2,520.00*

Tentative Parcel Map Filing (3 lots or less) / each

2,100.00*

Environmental Assessment

See Environmental
Assessment Fees

Traffic Engineering review tentative parcel map / per request

290.00

Fire Department review tentative parcel map / each

134.00

Parks, Recreation & Community Review tentative parcel map / ei

31.00

409

Revised Tentative Parcel Map

Major / each

840.00*

Minor / each

210.00 + hourly
consulting fee as required
(3 hr allowance)

Final Parcel Map

Final Parcel Map filing (4 lots or more) / each

4,410.00

Final Parcel Map filing (3 lots or less) / each

3,160.00

Parcel Map Waiver Certificate request / per request

1,940.00*

Final Tract Map Filing

Map

9,140.00

Per lot

+59.00

Subdivision - Miscellaneous Processes

Additional tax certification process

52.00

Certificate of Compliance (SMA 66499.35) / per certificate

2,620.00*

Certificate of Correction (SMA 66469)

Minor / per certificate

52.00

Major / per certificate

630.00

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

SUBDIVISION

Fee Description & Unit/Time

Current

Amnd

Subdivision - Miscellaneous Processes - continued

Monument Check

Lot

30.00

Minimum

200.00

Monument Recheck / each

Monument
check fee
+73.00

Record of Survey Processing / each

110.00

Tentative Tract Map

Pre-application and verification / each

3,680.00

Tentative Tract Map filing

Per Lot

105.00

Per Map

12,030.00

Environmental Assessment

See Environmental
Assessment Fees

UGM Application

See UGM
Application Fees

Traffic Engineering review tentative tract map / each

470.00SS

Parks Division Review tentative tract map / each

124.00

409

Fire Department Review

Pre-application / each

134.00

Tentative tract map / each

134.00

Final map / each

134.00

Revised Tentative Tract Map

Minor / each

235.00 + hourly
consulting fee as required
(3 hr allowance)

Major / each

1,610.00

Extension of time (Planning Commission or City Council)

See Extension of
Time Fees

Resubmittal of expired maps (within 0 to 2 years)

Map

11,720.00

Per lot

+21.00

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

SUBDIVISION

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Condominium Conversion		
Condominium Map	2,750.00	
Per Unit	+31.00	
UGM Application		
Subdivision / per application	-0-	
Other than subdivision / per application	-0-	
Waiver request / per application	2,520.00	
Exemption / per request	1,780.00	
Fee deferral / per request	1,780.00	
Boundary amendment / per request	2,100.00	
Variance	320.00	
Security-related	740.00	
Single-family residential lot, 1 acre or less / per application	4,200.00	
All other applications / per application		
Inner-City variance—limited to area IC, IC-H, IC-P, and IC-HT.		
Per application	110.00	
Waiver or Interpretation of Development Standards		
Per request	160.00	
Zoning Ordinance Text Amendment		
Per application	3,160.00	

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

COPPER RIVER RANCH IMPACT FEE

- All rates in this section apply to land known as Copper River Ranch bound by Copper Avenue to the South, Friant Avenue to the West, Willow Avenue to the east and approximately one mile north of Copper Avenue as studied in the program EIR10126. These fees are developed and adopted based on August 16, 2007 Fee Study for Copper River Ranch. Any entitlement within the project boundary identified above is subject to the Copper River Ranch fees pursuant to the following schedule.

CRR - Associated Major Roadway Infrastructure Facility Fee¹ *	7,972/gross acre	491
CRR - Interior Collector Roadway Facility Fee¹ *	26,676/gross acre	491
CRR - Sewer Backbone System Facility Fee² *	877/EDU	491

NOTES:

¹ Fee Calculations for the Associated Major Road Infrastructure Facilities and Interior Collector Street Facilities fees do not, nor intended to, overlap with improvements (specifically pavements, median curbs, and other improvements) covered in the City of Fresno, Major Street Impact Fees (FMSI) or the Traffic Signal Mitigation Impact Fee (TSMI).

² Commercial Land uses are based on 5.8 edu's per acre.

³ As the improvements are constructed and reimbursement requests are submitted, the City of Fresno shall disburse funds as those funds become available. The developer must submit the appropriate information to the City in order to be considered for reimbursement (see City reimbursement procedures). Reimbursements will be made in the order that the infrastructure improvements were accepted by the City.

* Fees effective 60 days after final passage.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

- All rates in this section apply to land in the Urban Growth Management (UGM) area only. These fees are in addition to land use and construction requirements.
- For parcels of land located in a land-use district not listed below, the Development Department Director shall fix a rate using the rate for a land-use district below which, in the Director's opinion, is most similar to the district.

Fire Station Service Area No. 2

	<u>Service Rate</u> <u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	74.00
S-L*, R-1-B, R-1-C, R-1-B/PUD	122.00
R-1-C/PUD, R-1, R-1/PUD	278.00
R-2, R-2-A, M-H, T-P	555.00
R-3, R-3-A, R-4	740.00
C-1 through C-6, C-C, C-1-P, C-P, P, R-P	492.00
Industrial	492.00

- * On October 8, 1992, the Development Department Director made the determination that the C-P and R-P districts are most similar to the S-L district (Ordinance No. 91-102) for UGM fee rate purposes.

Fire Station Service Area No. 13

	<u>Service Rate</u> <u>Per Gross Acre</u>
S-L, R-A, R-1, R-1-A, R-1-AH, R-1-B, R-1-C, R-1-E, R-1-EH	251.00
R-2, R-2-A	307.00
M-H, R-3, R-3-A, T-P	340.00
R-4	417.00
M-1, M-1-P, M-2, M-3, C-R	600.00
C-P	614.00
C-M, R-P, R-P-L,	654.00
C-1 through C-6, C-C, C-P P	742.00
AE-5, AE-20, 0	No Fee

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.50)

Fire Station Service Area No. 14		Service Rate		Accl. Rate
		Per Gross Acre		Per Gross Acre
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH		87.00		169.00
S-L, R-1-B, R-1-C		206.00		400.00
R-1		282.00		547.00
R-2-A, R-2, T-P		1,060.00		2,056.00
M-H, R-3-A, R-3, R-4		1,317.00		2,555.00
C-1 through C-6, C-C, C-P, C-R, C-L, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L		564.00		1,094.00
Fire Station Service Area No. 15		Service Rate		Accl. Rate
		Per Gross Acre		Per Gross Acre
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH		109.00		188.00
S-L, R-1-B, R-1-C		257.00		442.00
R-1		352.00		605.00
R-2-A, R-2, T-P		1,324.00		2,277.00
M-H, R-3-A, R-3, R-4		1,644.00		2,828.00
C-1 through C-6, C-P, C-L, C-R, C-M, C-C, M-1, M-1-P, M-2, M-3, R-P, R-P-L		704.00		1,211.00
Fire Station Service Area No. 16		Service Rate	Semi Accl. Rate	Accl. Rate
		Per Gross Acre	Per Gross Acre	Per Gross Acre
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH		25.00	205.00	385.00
S-L, R-1-B, R-1-C		60.00	483.00	907.00
R-1		82.00	662.00	1,242.00
R-2-A, R-2, T-P		308.00	2,490.00	4,671.00
M-H, R-3, R-3-A, R-4		383.00	3,092.00	5,802.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L		164.00	1,324.00	2,485.00
Fire Station Service Area No. 17		Service Rate	Semi Accl. Rate	Accl. Rate
		Per Gross Acre	Per Gross Acre	Per Gross Acre
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH		23.00	136.00	250.00
S-L, R-1-B, R-1-C		63.00	321.00	589.00
R-1		73.00	440.00	807.00
R-2, R-2-A, T-P		274.00	1,655.00	3,036.00
M-H, R-3-A, R-3, R-4		340.00	2,055.00	3,770.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L		145.00	880.00	1,615.00

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.50)

Fire Station Service Area No. 21	<u>Service Rate</u>	<u>Accl. Rate</u>
	<u>Per Gross Acre</u>	<u>Per Gross Acre</u>
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	114.00	370.00
S-L, R-1-B, R-1-C	187.00	610.00
R-1	411.00	1,388.00
R-2-A, R-2, T-P	855.00	2,775.00
M-H, R-3-A, R-3, R-4	1,140.00	3,700.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	758.00	2,460.00
 Undesignated Service Area	 <u>Service Rate</u>	
	<u>Per Gross Acre</u>	
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	250.00	
S-L, R-1-B, R-1-C, R-1-B/PUD	600.00	
R-1, R-1-C/PUD, R-1/PUD	800.00	
M-H, R-2, R-2-A, T-P	3,000.00	
R-3, R-3-A, R-4	3,700.00	
C-1 through C-6, C-C, C-M, C-1-P, C-P, P, R-P	1,600.00	
Industrial	1,600.00	
 Fire Impact Fee - Citywide**	 <u>Option II</u>	 434.00
Single family residential / per unit	539.00	
Multi-family residential (>7.5 units/acre) fee per unit	439.00	
Commercial (fee per 1000 sf of building)	236.00	
Industrial (fee per Option II)	150.00	

** Fee applicable to map accepted for filing after August 30, 2005 and all Developers after November 27, 2005.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)

Major Street Charge Fee Credits -- Prior to October 22, 1982

	<u>Fees are per Linear Foot</u>			
	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981/1982</u>
Zones A, B, C				
Travel lane				
Arterial	13.00	16.00	19.25	22.25
Collector	11.00	13.00	15.25	17.25
Travel lane with shoulder				
Arterial	17.00	21.25	25.50	29.75
Collector	15.00	17.50	20.25	23.00
Travel lane with median curb				
Arterial	17.50	21.50	25.25	29.25
Travel lane with median curb and shoulder				
Arterial	22.00	27.00	31.75	36.75
Zones D-1, D-2				
Travel lane				
Arterial	10.50	13.00	15.50	18.00
Collector	8.75	10.75	12.50	14.50
Zones E-1, E-2, F				
Travel lane with shoulder				
Arterial	14.00	17.25	20.75	24.00
Collector	11.75	14.25	17.00	19.50
Zones E-3, E-4, E-5				
Travel lane with median curb				
Arterial	15.00	18.25	21.75	25.00
Travel lane with median curb and shoulder	18.50	22.50	26.75	31.00s

Major Street Charge Fee Credits -- After October 22, 1982

Fee credits are based on 12-foot travel lanes, 4-foot shoulders, and 22-foot medians. Variances from these standards will be adjusted on a pro-rata basis.

Zones A, B, C-D-2, D-1/E-2, E-1, F	<u>Per Linear Foot</u>
Travel lane	
Arterial streets	19.50
Collector streets	14.50
Travel lane with shoulder	
Arterial streets	24.50
Collector streets	19.50
Finished median with curbs	25.00
Graded median without curbs	11.00
Left-turn pocket with island curbs / each	19,000.00

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)

Major Street Charge Fee Credits -- After October 22, 1982 (continued)

Zones E-3, E-4, E-5	<u>Per Linear Foot</u>
Travel lane	
Arterial streets	15.75
Collector streets	12.25
Travel lane with shoulder	
Arterial streets	21.00
Collector streets	17.00
Finished median with curbs	21.00
Graded median without curbs	8.00
Left-turn pocket with island curbs / each	17,700.00

Charges and fee credits for projects approved during 1979, 1980, and 1981, represent the 1978 figures adjusted upwards by 22.3 percent for 1979, 44.7 percent for 1980, and 67.8 percent for 1981/1982 to reflect increased construction costs. In no event shall the total actual fee credit for such years be less than the total fee credit established for 1978.

Applicable to the year in which the major street improvements are accepted by the City. In the event of a reimbursement, the major street charges paid prior to October 22, 1982, shall be adjusted upward to reflect the rates established here. In no event shall the reimbursement be less than the reimbursement amount established for 1978.

Per Gross Acre (excludes area of major street)

	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981/1982</u>
Zone A	650.00	795.00	940.00	1,085.00
Zone B	710.00	870.00	1,025.00	1,185.00
Zone C	855.00	1,095.00	1,235.00	1,430.00
Zone D-1	270.00	330.00	390.00	450.00
Zone D-2	270.00	330.00	390.00	450.00
Zone E-1	895.00	1,095.00	1,295.00	1,495.00
Zone E-2	680.00	830.00	895.00	1,135.00
Zone E-3	820.00	1,000.00	1,185.00	1,370.00
Zone E-4	700.00	855.00	1,015.00	1,170.00
Zone E-5	180.00	220.00	260.00	300.00
Zone F	895.00	1,095.00	1,295.00	1,495.00

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226-1)

**Per Gross Acre
(excludes area of major streets)**

Major Street Charges -- Applicable to all Building Permits issued prior to July 1, 2007 443

Applicable to each lot created by a vesting subdivision map accepted for filing prior to January 23, 2007, and whose vesting rights have not expired.

Zone A	-0-
Zone B	-0-
Zone C/D-2	2,798.00
Zone D-1/E-2	3,161.00
Zone E-1	2,436.00
Zone E-3	4,053.00
Zone E-4	3,531.00
Zone E-5	-0-
Zone F	3,625.00
All other zones, charges, and fees are established by the Public Works Director	

UGM MAJOR STREET BRIDGE CHARGE (FMC 11-226-1)

**Per Gross Acre
(excludes area of major streets)**

Major Street Charges -- Applicable to all Building Permits issued prior to July 1, 2007 443

Applicable to each lot created by a vesting subdivision map accepted for filing prior to January 23, 2007, and whose vesting rights have not expired.

Zone A	-0-
Zone B	-0-
Zone C/D-2	94.00
Zone D-1/E-2	304.00
Zone E-1	254.00
Zone E-3	232.00
Zone E-4	196.00
Zone E-5	-0-
Zone F	72.00
All other zones, charges, and fees are established by the Public Works Director	

**CITY OF FRESNO
MASTER FEE SCHEDULE**

PLANNING & DEVELOPMENT FEES

CITYWIDE LOCALLY REGIONALLY SIGNIFICANT STREET CHARGE (FMC 11-226.2)

**Per Gross Acre
(excludes area of major streets)**

Citywide Locally Regionally Significant Street Impact Fee

466

The Citywide Regional Street Impact Fee shall be applicable to all building permits issued after July 1, 2007, except for those lots that are protected under vesting map rights which have not expired. This fee would also be applicable to any lots created by subdivision whose map was accepted for filing after January 23, 2007. Fee shall be calculated on a net acreage basis - gross area less major street dedications.

Residential (Low-Medium)	8,361
Residential (Medium/High-High)	13,846
Commercial Retail	16,131
Commercial Office	13,726
Light Industrial	3,633
Heavy Industrial	2,541

NEW GROWTH AREA MAJOR STREET CHARGE (FMC 11-226.2)

**Per Gross Acre
(excludes area of major streets)**

New Growth Area Major Street Impact Fee

466

The New Growth Area Major Street Impact Fee shall be applicable to all building permits issued after July 1, 2007, except for those lots that are protected under vesting map rights which have not expired. This fee would be applicable to any lots created by subdivision whose map was accepted for filing after January 23, 2007. Fee shall be calculated on a net acreage basis - gross area less major street dedications.

Residential (Low-Medium)	27,151
Residential (Medium/High-High)	44,621
Commercial Retail	53,626
Commercial Office	43,574
Light Industrial	11,837
Heavy Industrial	8,280

* Includes Citywide locally regionally significant street charge.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

UGM PARK FEES (FMC 12-4.509)

For parcels of land located in a land-use district not listed below, the Development Department Director shall fix a rate using the rate for a land-use district below which, in the Director's opinion, is most similar to the district.

	Service Rate Per Gross Acre	Accl. Rate Per Gross Acre
Park Service Area No. 1		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	213.00	426.00
R-1-B, R-1-C	352.00	705.00
MH, R-1	799.00	1,598.00
R-2-A, R-2, T-P	1,598.00	3,196.00
R-3-A, R-3, R-4	2,131.00	4,263.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	400.00	800.00
M-1-P, M-1, M-2, M-3	213.00	426.00
Park Service Area No. 2		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	319.00	638.00
R-1-B, R-1-C	526.00	1,053.00
MH, R-1	1,196.00	2,392.00
R-2-A, R-2, T-P	2,392.00	4,785.00
R-3-A, R-3, R-4	3,190.00	6,380.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	599.00	1,198.00
M-1-P, M-1, M-2, M-3	319.00	638.00
Park Service Area No. 3		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	429.00	858.00
R-1-B, R-1-C	708.00	1,415.00
MH, R-1	1,609.00	3,219.00
R-2-A, R-2, T-P	3,219.00	6,438.00
R-3-A, R-3, R-4	4,292.00	8,584.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	805.00	1,609.00
M-1-P, M-1, M-2, M-3	429.00	858.00
Park Service Area No. 4		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	238.00	476.00
R-1-B, R-1-C	393.00	786.00
MH, R-1	892.00	1,783.00
R-2-A, R-2, T-P	1,783.00	3,567.00
R-3-A, R-3, R-4	2,378.00	4,756.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	447.00	893.00
M-1-P, M-1, M-2, M-3	238.00	476.00

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

UGM PARK FEES (FMC 12-4.509)

	Service Rate Per Gross Acre	Accl. Rate Per Gross Acre
Park Service Area No. 5		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	328.00	655.00
R-1-B, R-1-C	541.00	1,082.00
MH, R-1	1,230.00	2,459.00
R-2-A, R-2, T-P	2,458.00	4,915.00
R-3-A, R-3, R-4	3,277.00	6,554.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	615.00	1,230.00
M-1-P, M-1, M-2, M-3	328.00	655.00
Park Service Area No. 6		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	219.00	438.00
R-1-B, R-1-C	361.00	722.00
MH, R-1	821.00	1,641.00
R-2-A, R-2, T-P	1,641.00	3,283.00
R-3-A, R-3, R-4	2,188.00	4,376.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	410.00	821.00
M-1-P, M-1, M-2, M-3	219.00	438.00
Park Service Area No. 7		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	490.00	980.00
R-1-B, R-1-C	809.00	1,618.00
MH, R-1	1,225.00	2,450.00
R-2-A, R-2, T-P	3,676.00	7,351.00
R-3-A, R-3, R-4	4,901.00	9,801.00
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	919.00	1,838.00
M-1-P, M-1, M-2, M-3	490.00	980.00
Park Facility Impact Fee - Citywide**		
	Per Unit	434
Single Family Dwelling	3,398.00	9/05
Multi-Family Dwelling (>7.5 units/Acre)	2,764.00	
Quimby Parkland Dedication Fee***		
	Per Unit	434
(Applicable to land divisions only)	1,120.00	
Single Family Dwelling****	911.00	
Multi-Family Dwelling****		

** Fee applicable to maps accepted for filing after August 30, 2005 and all developments after November 20, 2005.

*** Fee applicable to maps accepted for filing after August 30, 2005. Effective date of collection October 27, 2005.

**** This amount if paid is creditable against the Park Facility Impact Fee.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

UGM GRADE SEPARATION FEES (FMC 11-227)

	Service Rate Per Gross Acre (except area of major streets)	
Grade Separation Fee		417
Service area		
Zone E-4-A	443.00	

UGM GRADE SEPARATION FEES (FMC 11-227)

Rates shall apply only to tentative maps deemed to be complete prior to July 31, 1990, and to all other entitlements approved prior to July 31, 1990, where the developer shows evidence to the satisfaction of the Development Department Director that a construction loan commitment was secured prior to September 30, 1990, and to final maps approved prior to September 30, 1990, for which covenants have been executed deferring fees to issuance of building permit.

Zone District classifications:	Cornelia Trunk Service Area Per Gross Acre (except area of major streets)	Grantland Trunk Service Area Per Gross Acre (except area of major streets)
S-L, R-A, AE-5, AE-20	80.00	86.00
R-1-A, R-1-AH, R-1-E, R-1-EH	200.00	215.00
R-1-B, R-1-C	326.00	356.00
R-1	445.00	482.00
C-1, C-2	490.00	702.00
C-M, M-1, M-1-P, M-2	504.00	546.00
C-3 through C-6, C-R	792.00	858.00
C-P, R-P, R-P-L	1,257.00	1,362.00
R-2, R-2-A, R-3, R-3-A, R-4, TP, MH	1,257.00	1,362.00
Minimum / per lot	70.00	70.00

All other zones, rates established by the Public Works Director based on estimated sewer flow

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

UGM TRUNK SEWER CHARGE (FMC 9-503; RESOLUTION 83-40)

Millbrook Overlay Sewer Service Area (Reso 87-376)

Area north of Shepherd Avenue (except Dominion Planned Community)	393.00 per Gross Acre (except area of major streets)
Remaining undeveloped land in Woodward Lakes	695.00 per Gross Acre (except area of major streets)
Dominion Planned Community area	44.00 per Residential Unit in excess of approved densities for each village or 2,377 total units (Ord. 90-43) effective 05/18/90
Area south of Shepherd Avenue	240.00 per Gross Acre (except area of major streets)

UGM TRAFFIC SIGNAL CHARGE (FMC 11-226)

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Traffic Signal Charge		424
Impact Fee per ADT	47.12/ADT	465
Residential Detached Single-Family Dwelling Unit	450.94/Unit	
Residential Multi-Family Dwelling Unit including apartments and condominiums with shared parking	306.97/Unit	493

NOTE: For mixed-use development or other developments not listed above, refer to the most current edition of the Institute of Transportation Engineers Trip Generation Manual to determine the weighted Average Daily Trip(s) (ADT) of the composite developed square footage times the unit impact fee of \$47.12 per ADT.

CITY OF FRESNO MASTER FEE SCHEDULE

ENTERPRISE ZONE AREAS - SPECIAL RATES

I. Business License Fees

Waived for a period of three years.

Business license fees, as contained in Section 4, "Business License and Permit Requirements," of the Master Fee Schedule, are waived for a three-year period from the time the business locates in a commercial area of the Enterprise Zones as identified in Exhibit A*. Such waiver will be available only to firms establishing new operations in the commercial area and will not apply to existing businesses relocating from one address to another within the area. No waiver will be granted to businesses created by legal reorganization or changes in ownership of existing commercial area firms.

* Street address ranges from the areas shown on the maps identified as Exhibits A and B are available in the office of the Development and Resource Management Department Resources of the City of Fresno.

II. Permit Fees and Development Entitlement Fees

Refund of a portion of fees paid (The rebate to equal 50 percent with certain maximum reductions).

Permit and inspection fees will be refunded to the property owner 50 percent, not to exceed a maximum refund of \$300 per property, for minor additions or alterations for buildings in the commercial and industrial areas of the Enterprise Zone, as identified in Exhibits A and B, respectively. Such refunds of fees will apply to items contained in Sections 7a, 7b, 7c, and 7d, "Minor Additions and Alterations of the Master Fee Schedule for buildings which have been vacant for 12 consecutive months or more prior to submission of an application for a permit.

Determination of the building vacancy period will be the responsibility of the Development Department. Evidence documenting the vacancy period may include a signed statement from the property owner, utility billing or service records, or statements from individuals, other than the owner of the property, who are familiar with the building.

Fees in Section 8, "Land Use and Zoning," and Section 9, "New Construction, Major Additions, and Alterations," will be partially refunded to the property owner for projects in the commercial and the industrial areas of the Enterprise Zone. The refunded amount will be 50 percent of the fees paid pursuant to Sections 8 and 9 of this Schedule, not to exceed a maximum reduction of \$500 per property. Such refund shall be available only once for each property during the term of the Enterprise Zone program and will not apply to later subdivisions of the property.

III. Application and Resolution of Issuance Fees for Tax-Exempt Industrial Development Bonds

Reduction of 50 percent.

The Tax-Exempt Bond Application Forms Fee, the Application Submission Fee, and the Official Resolution of Issuance Fee, as contained in Section 12, "Miscellaneous" of the Master Fee Schedule, are reduced by 50 percent for projects located in the commercial area of the Enterprise Zone, as identified by Exhibit A, and the industrial area of the Enterprise Zone, as identified by Exhibit B. Any additional costs associated with the issuance of the bonds following the Official Resolution of Issuance, including administrative expenses as defined by the Fresno Municipal Code, Section 18-101, shall be paid by the applicant or deducted from bond proceeds.

CITY OF FRESNO MASTER FEE SCHEDULE

MUNICIPAL RESTORATION ZONE - SPECIAL RATES

A copy of the **MRZ Policy** can be obtained at the City of Fresno Downtown & Community Revitalization Department. The **MRZ Policy** contains definitions for the capitalized terms in this Municipal Restoration Zone Section.

I. Business License Fees

Refund or Payment - Maximum availability three(3) consecutive years.

Under the Fresno Municipal Code, businesses and professionals pay quarterly business license fees. An Eligible New or Expanding business located in a commercial area of the Municipal Restoration Zone (MRZ)*, between October 1 and June 1 following the June 30 end of each Incentive Period may apply for a payment equal to the business license fees it actually paid during the Incentive Period in which the business was certified under this policy. For the ensuing two Incentive Periods in which the business is re-certified, the Eligible New or Expanding business may receive a payment based on the business license fees paid during each of the two Incentive Periods in which re-certified provided the appropriate certified and approved documentation is timely submitted to the Development and Resource Management Department in form and substance acceptable to the Director of that Department. Documentation shall include, but is not limited to the following:

- (a) A copy of the invoice or billing statement.
- (b) A copy of the Eligible Business' canceled check (front and back) showing the amount and date of payment.

Application for Refund or Payment - Qualified businesses may receive a refund or payment, by submitting the application to the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

* Available from the City of Fresno Development and Resource Management Department are street address ranges for commercial and other areas within the boundaries of the MRZ as those boundaries are identified in Exhibits B-1 and B-2 of the MRZ policy.

Note: See "Business Tax and Permit Requirements" in the Finance Section of this Master Fee Schedule

CITY OF FRESNO MASTER FEE SCHEDULE

MUNICIPAL RESTORATION ZONE - SPECIAL RATES

II. Building Permit Fees and Development Entitlement Fees

One time maximum cumulative fee reduction of \$50,000 for each Eligible Business Property including any additions of property to the site. The reduction may be available one-time only and apply to a single project, and a single Eligible Business Property, e.g., establishing the business facilities or expanding the business facilities at the Eligible Business Property.

An Eligible New or Expanding business, which is certified during an Incentive Period, and applies for the incentive, may receive a one-time reduction of up to 50 percent of building permit fees and development entitlement fees. Such reductions of fees will apply to items contained in Planning & Development Sections, " Minor Additions and Alterations, Land Use and Zoning, and New Construction" of the Master Fee Schedule. Such reduction shall not apply to impact fees. Where such fee reductions are available under a different program or policy, such as the Enterprise Zone, or under the City's "inner city fee reduction policy", an Eligible Business in the MRZ may choose the fee reduction that provides the greater benefit. Where such fee reductions are available under a different program or policy, such as the Enterprise Zone, or under the City's "inner city fee reduction policy," an Eligible Business in the MRZ may choose the fee reduction under the program that provides the greater benefit but may not receive multiple overlapping fee reductions.

Documentation or other certification process will include a provision notifying the business that such fee waiver or reduction may result in the work being conducted under the permit or other entitlement for which fees are reduced or waived being determined to be a public work for prevailing wage purposes, thereby requiring the business or other party contracting for the work to pay prevailing wages (see California Labor Code sections 1720, 1726, 1771 and 1781). The business receiving the incentive shall be solely responsible for determining the application of and paying prevailing wages and complying with any other duties arising from such determination.

Application for Reduction - Qualified businesses may receive a reduction, by submitting the application to the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

CITY OF FRESNO MASTER FEE SCHEDULE

MUNICIPAL RESTORATION ZONE - SPECIAL RATES

III. Sales and Use/Real Property (Ad valorem) Taxes

Maximum \$10,000 cumulative and aggregated sales and use tax, and real property tax incentives, per Incentive Period for up to five (5) consecutive Incentive Periods.

Sales or Use Taxes

A certified Eligible New or Expanding business, between October 1 and June 1 following the June 30 end of each Incentive Period, may apply to receive an amount which is equal to up to 50 percent of the increase in the City Sales Taxes actually allocated to and received by the City in each Incentive Period that the business is certified, for up to five consecutive Incentive Periods after establishing or expanding its business within the MRZ. The payment amount, when aggregated with any amount to be paid based on ad valorem taxes, shall not exceed \$10,000 for any Incentive Period, and shall be conditioned on the certified Eligible Business completing a Sales Tax/Property Tax Payment Form and providing documentation, satisfactory to the Director of the Development and Resource Management Department to substantiate the following:

- (a) The Eligible Business establishes the amount of increased sales or use taxes it paid to the State during the Incentive Period, the increased sales and use taxes are directly attributable to sales from its new business on and from the Eligible Business Property, and the State shall have allocated and the City shall have received the City Sales Tax during the Incentive Period, and
- (b) The business paid the sales or use to the State Board of Equalization, properly reporting Fresno, and the Eligible Business Property as the site of the sale or use, and
- (c) The State pays and the City receives the sales or use taxes attributable to the Eligible Business for the Incentive Period, and
- (d) The Eligible Business timely applies for the incentive and provides a sales tax certificate setting forth its collection of sales and use taxes attributable to its business on Eligible Business Property, and provides a copy of the canceled check showing payment, and provides such other supporting documentation as the Director of the Development and Resource Management Department may require.

Real Property Tax/Ad Valorem Taxes

A certified Eligible New or Expanding business, which owns its Eligible Business Property, between October 1 and June 1 following the June 30 end of each Incentive Period, may apply to receive an amount which is equal to up to 50 percent of any increase in ad valorem taxes resulting from establishing or expanding its business on Eligible Business Property that is actually passed through to the City and City receives. The Eligible Business must first pay the taxes. The 50 percent applies only to that part of the increase which the County allocates and pays to the City in any Incentive Period for which the business is certified. The Eligible Business may request certification and apply to receive payment for up to five consecutive Incentive Periods after establishing or expanding its business within the MRZ, provided the amount when aggregated with any amounts payable to or paid to the Eligible Business based on sales or use taxes, does not exceed \$10,000 in any single year, and provided the certified Eligible Business documents the following and the following conditions to payment are met:

- (a) The ad valorem taxes exceed the Eligible Business' ad valorem taxes assessed on the Eligible Business Property in the prior tax year, and
- (b) That the increase is attributable to improvements which the Eligible Business made to the Eligible Business Property, and

CITY OF FRESNO MASTER FEE SCHEDULE

MUNICIPAL RESTORATION ZONE - SPECIAL RATES

III. Sales and Use/Real Property (Ad valorem) Taxes - continued

- (c) The Eligible Business paid the ad valorem taxes to the County Tax Assessor (front and back of canceled check) , and
- (d) The County has allocated to and the City has received a portion of the increased ad valorem taxes from the assessment attributable to the Eligible Business Property and any improvements thereon,
- (e) The Eligible Business timely applies for the incentive and provides such supporting documentation as the Director of the Downtown & Community Revitalization Department may require.

Application for Incentive - Qualified businesses may receive an incentive, by submitting the application to the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-3608.

IV. Credits for Hiring Qualified Employees

Maximum \$3,000 credit per Incentive Period for each qualified full-time employee (based on 20 percent of wages paid in a single Incentive Period); maximum \$15,000 credits per Eligible Business in a single Incentive Period; for up to five (5) consecutive Incentive Periods.

Any Eligible New or Expanding business, between October 1 and June 1 following the June 30 end of each Incentive Period, may apply to receive in the Incentive Period then ending, up to \$3,000 credit per qualified employee, and up to a maximum of \$15,000 credit in such Incentive Period. The Eligible Business may either (1) in any of its first five consecutive years use the credits to increase the payment under this policy that is equivalent to a percentage of the sales taxes that the Eligible Business paid during the Incentive Period, or (2) in its fourth and fifth year may use the credits to receive a payment that is the lesser of the amount of business license fees paid in the relevant Incentive Periods, or the credits. The credit will be calculated as 20 percent of the wages paid to the qualified employee up to a maximum of \$15,000 wages in any single Incentive Period, for up to a maximum of \$15,000 in credits during a single Incentive Period, and for a maximum of up to five consecutive Incentive Periods, subject to annual certification.

The Eligible Business will complete a hiring voucher, as the form may be revised from time to time, and provide proof, satisfactory to the Director, of employees's residence within the MRZ at time of hire by submitting a voucher application, along with proper current documentation (I-9, W-4, current driver's license, or utility bill), and proof of wages paid though payroll or other records satisfactory to the Director of the Development and Resource Management Department. To receive hiring credits in each of the two subsequent consecutive Incentive Periods, the Eligible Business will provide evidence satisfactory to the Director of each Qualified Employee's continued employment, and the wages paid.

Application for Credit - Given as a retroactive credit by the City of Fresno Development and Resource Management Department, Attention: Director; 2600 Fresno Street, Room 2156 Fresno, California 93721-

Property tax increment allocated to and paid to the Redevelopment Agency are not real property taxes paid to the City, and are not subject to the MRZ policy.

"Incentive Period," means the fiscal year (July 1 through June 30)

**CITY OF FRESNO
MASTER FEE SCHEDULE**

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